

**Minutes of the Stoke Hammond Parish Council Meeting held on  
Tuesday 5<sup>th</sup> December 2023 at 7.30pm**

Present: Cllr Newing (Chair), Cllr Noble, Cllr Venn, Cllr Champion, Cllr Sharkey, Cllr Ajaz, Cllr Julier,  
Kelly Harris, Clerk & RFO & 5 members of the public (MoP)

**1. To receive apologies for absence**

No apologies received, all Cllrs were present.

**2. To receive declarations of interest**

No interest declared.

**3. To approve the minutes of the Parish Council Meeting held on Tuesday 7<sup>th</sup> November 2023**

The draft minutes were agreed unanimously and approved and signed as a true record by the Chair.

Proposed: Cllr Ajaz / Seconded: Cllr Venn / Agreed unanimously

**4. Finance**

a) To agree the December payment run as circulated:

**STOKE HAMMOND PARISH COUNCIL - PAYMENT RUN December 2023**

<b>Payee</b>	<b>Detail</b>	<b>Amount</b>
Mrs Raikes	Refund clearing of Wasps nest on Manor Close	£50
RTM Landscapes	Supply and plant Christmas tree in Newton Leys South	£1,800.00
Clerk	Clerk salary for November and any related expenses	£886.40
Lamps & Tubes Illuminations	Christmas lighting displays - SH & NLS	£1,278.00
Cllr G. Noble	Expenses - SH & NLS News	£35.40
rCHOH Ltd	Neighbourhood Plan - production of draft plan policies	£4,161.60
	<b>Total</b>	<b>£8,211.40</b>

Proposed: Cllr Noble / Seconded: Cllr Venn / Agreed unanimously

b) To agree the accounts to 31<sup>st</sup> October 2023 as circulated

Proposed: Cllr Noble / Seconded: Cllr Venn / Agreed unanimously

**5. Planning: To discuss planning applications**

**23/03302/APP – STOKE HAMMOND**

Unit 1/The Granary, Bragenham Side

Householder application for detached double garage

Cllr Noble explained that when this land was converted, it was given Class Q approval and lost permitted development rights. No extensions or outbuildings are allowed under class Q.

A proposal to object based on the development being a new building in open agricultural land was put forward by Cllr Noble. The merits both for and against were discussed with all councillors contributing a view. Cllrs voted against objecting 4 to 3 and the majority of Cllrs therefore resolved they had NO OBJECTIONS to this application.

**23/03281/APP – STOKE HAMMOND**

Unit 2/The Barn, Bragenham Side

Householder application for detached double garage

Cllr Noble explained that when this land was converted, it was given Class Q approval and lost permitted development rights. No extensions or outbuildings are allowed under class Q.

A proposal to object based on the development being a new building in open agricultural land was put forward by Cllr Noble. The merits both for and against were discussed with all councillors contributing a view. Cllrs voted against objecting 4 to 3 and the majority of Cllrs therefore resolved they had NO OBJECTIONS to this application.

**23/03307/APP – STOKE HAMMOND**

The Lock House, Fenny Road

Householder application for single storey rear extension with minor internal and external alterations

Cllrs resolved they had NO OBJECTIONS to this application, subject to Heritage approval.

Proposed: Cllr Noble / Seconded: Cllr Venn / Agreed unanimously

**23/03308/ALB – STOKE HAMMOND**

The Lock House, Fenny Road

Listed building application for single storey rear extension with minor internal and external alterations

Cllrs resolved they had NO OBJECTIONS to this application, subject to Heritage approval.

Proposed: Cllr Noble / Seconded: Cllr Venn / Agreed unanimously

**22/00613/APP – STOKE HAMMOND**

Brook Farm, Leighton Road

Erection of 42 residential dwellings including associated parking and landscaping.

2 MoPs raised their concerns with this application.

Cllrs resolved to OBJECT to this application on the following grounds:

- An earlier application was approved for 33 houses. This application has increased the households by 9 to 42. By building this number of houses into the available space it creates a development that is out of keeping with the existing Brook Farm developments and places an unacceptable impact on both green space and parking.
- The original application was made in 2016 and much of the material used to support this application dates to that time. The demographics of Brook Farm have changed since then and Cllrs feel this should lead to, at the very least, a refresh of the supporting evidence. In addition, Cllrs question why this application has not timed out.
- Parking at the existing development is already an issue. The volume of vehicles means that parking frequently flows out onto the roadside. When comparing the agreed application with the new updated application, households increase by 11, parking spaces for householders reduce by 18 and this includes an increase in tandem parking bays of 7. In addition, visitor spaces have been reduced by 7. This level of provision is unacceptable and will cause a badly congested development with inappropriate arrangements for householders.
- The proposed outdoor play area is not large enough and what has been proposed is unsafe due to its proximity to the trainline and the attenuation pond. It will also be too noisy for anyone to enjoy the play area.
- A further area of concern raised by the change in the scope of this application is the lack of green space provision which is completely out of sync with local plan policies.

- It does not appear that there are any provisions on the West side of the development for electric charging points.
- There are huge concerns that no attention has been given to how HGVs will get to the development due to the only access being via a residential street that is narrow and has cars parked on both sides of the road. There are a couple of bends in the road which HGVs will struggle to manoeuvre, and the road simply isn't suitable for construction vehicles, HGVs etc. to travel on.

Proposed: Cllr Venn / Seconded: Cllr Sharkey / Agreed unanimously

**23/03488/APP – STOKE HAMMOND**

Burnell Farm Cottage, Drayton Road

Demolition of detached garage and attached outbuildings and construction of two storey side/rear extension and single storey attached garage

Cllrs resolved they had NO OBJECTIONS to this application.

Proposed: Cllr Ajaz / Seconded: Cllr Sharkey / Agreed unanimously

**23/03565/ALB – STOKE HAMMOND**

Stoke Lodge, Lodge Lane

Listed building application for removal of an existing electric vehicle charging point to the external wall of the existing house and erection of a new free-standing electric vehicle charging post adjacent to the existing house

Cllrs resolved they had NO OBJECTIONS to this application.

Proposed: Cllr Julier / Seconded: Cllr Sharkey / Agreed unanimously

**23/03668/APP – STOKE HAMMOND**

12 Harris Close, Newton Leys

Householder application for single storey rear extension and detached garage conversion linked together

Cllrs resolved they had NO OBJECTIONS to this application.

Proposed: Cllr Champion / Seconded: Cllr Ajaz / Agreed unanimously

**23/03269/APP – STOKE HAMMOND**

12 Manor Close

Householder application for erection of timber framed outbuilding (Retrospective)

Cllrs resolved they had NO OBJECTIONS to this application.

Proposed: Cllr Champion / Seconded: Cllr Ajaz / Agreed unanimously

**6. To approve the Neighbourhood Plan Pre-Submission document in advance of the January/February 2024 consultation with Parishioners**

- Cllr Newing advised that this document had been delayed and will hopefully be available on Friday 8<sup>th</sup> December. This agenda point will either need to be discussed at an extraordinary meeting later in December, or at the next Parish Council meeting on 9<sup>th</sup> January 2024

**7. Public Participation Session**

- A MoP questioned why the grass verge by Tyrells Manor had not been repaired by Hills. Cllr Venn confirmed it would be repaired once the weather improves.

Cllr Newing thanked everyone for their contribution and declared the meeting closed at 20.41.

Chair: .....

Date: .....

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